

Northwest Notes

U.S. Department of Housing and Urban Development- Office of Public Housing, Region X

FY2006 Quarter IV

<http://www.hud.gov> & <http://espanol.hud.gov>

August 17, 2006

From the Director's Office

HUD's Energy Month and Energy Star Change a Light Day, Change the World Campaign, starts October 4, 2006. The *Partnership for Home Energy Efficiency* between DOE, EPA and HUD, is found at <http://www.energysavers.gov> and has a lot of information. The goal of the Partnership is to reduce energy use in residential housing by 10% over the next ten years.



PIH Assistant Secretary Orlando J. Cabrera on a recent visit to Washington State. Ken Bowring, Office of Native American Programs Director (right) and Harlan Stewart, Office of Public Housing Director (left).

On behalf of Office of Public Housing team members in Seattle, Portland, and Anchorage, we hope this newsletter is helpful to you.

Harlan Stewart
Director, Office of Public Housing
Region X, Northwest/Alaska



Idaho Housing and Finance Association FSS Homeownership Success



IHFA FSS participant Kim Carlson and her son Daniel in front of their newly purchased home in Spirit Lake, Idaho.

Kim Carlson has become Idaho Housing and Finance Association's (IHFA) newest family self-sufficiency (FSS) graduate and homeownership success story. When Kim moved to Coeur d'Alene 15 years ago, she was struggling to make ends meet. She joined IHFA's family self-sufficiency program in 1999 with the goal of becoming a homeowner. IHFA has more than 200 Idahoans currently enrolled in the FSS program. Since 1995, IHFA has produced 249 graduates, 106 of whom have become homeowners.

This past April, Carlson closed on a three-bedroom 1,120-square-foot home in Spirit Lake, Idaho. The 46-year-old single mother of two who works as a nutrition teacher and cook at Head Start, is a shining example of how government-supported housing assistance programs, housing counseling, and perseverance can help families achieve self-sufficiency.

The Seattle and Portland HUD Offices have scheduled a Region wide FSS Coordinator Counterpart Meeting on **Friday, September 22, 2006** at the Vancouver Housing Authority. Please contact Rebecca Tuttle at (206) 220-6422 or via email at rebecca_tuttle@hud.gov with your agenda suggestions and/or questions. Please register for the conference at the following website: http://www.hud.gov/event_registration/index.cfm.



To find out more about how your agency can benefit from **Energy Star** services, please visit their website at

<http://www.hud.gov/offices/pih/programs/ph/phecc/>

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Helpful Web Resources:

<http://www.hud.gov/offices/pih/programs/ph/rhiip/index.cfm>

Link to PD&R's Quality Control rental subsidy studies

<http://www.hud.gov/offices/pih/programs/ph/rhiip/uiv.cfm>

General page content updates

<http://www.hud.gov/offices/pih/programs/ph/rhiip/uivsystem.cfm>

Update on upcoming EIV certification period that begins July 1, 2006

<http://www.hud.gov/offices/pih/programs/ph/rhiip/fraudcases.cfm>

Read Office of Inspector General's Semiannual Report to Congress

<http://www.hud.gov/offices/pih/programs/ph/rhiip/uivreporting.cfm>

The Fraud Prevention Guidance for Managers of HUD-Assisted Rental Housing Programs and the Tenant Applying for HUD Housing Assistance flyer.



HUD Highlights Regional Office Newsletter <http://www.hud.gov/local/shared/working/r10/newsletters/hudhighlights.cfm?state=wa>



IMPORTANT REMINDER!

According to PIH Notice 2006-24, the minimum reporting rate for the HUD form 50058 has increased to

95%. This Notice also describes sanction policies for PHAs failing to meet the new reporting requirements.



Save the Date!

FSS Coordinators
Regional Meeting

September 22nd, Vancouver, WA
www.hud.gov/event_registration/index.cfm

WASS- Secure Systems Transition

All users are to use their WASS "M" IDs for HA users through the secure systems log-on immediately. The old style PIC IDs "first initial, middle initial, first 6 letters of last name" will be phased out this fall. We will support both user ID types during the transition to ensure all users have adequate access to their data. Known issues with WASS IDs will be corrected following the upcoming fall PIC release. Please contact Suzanne Manville at (206) 220-6231, or Alice Ford at (971) 222-2662, if you encounter access problems.

Secure Systems login page:

<http://www.hud.gov/offices/reac/online/reasyst.cfm>

EIV Access for Multi-Family Properties

Please visit the following website for more information:

<http://www.hud.gov/offices/hsg/mfh/rhiip/mfhrhiip.cfm>

Housing Choice Voucher Homeownership Stats

According to PIH Notice 2006-5, PHAs are eligible for a \$1000 bonus administrative fee for every closing reported into PIC.

HCV Homeownership Closings as of 7/30/2006

Alaska	23
Idaho	50
Oregon	43
Washington	76
Hub Total	192

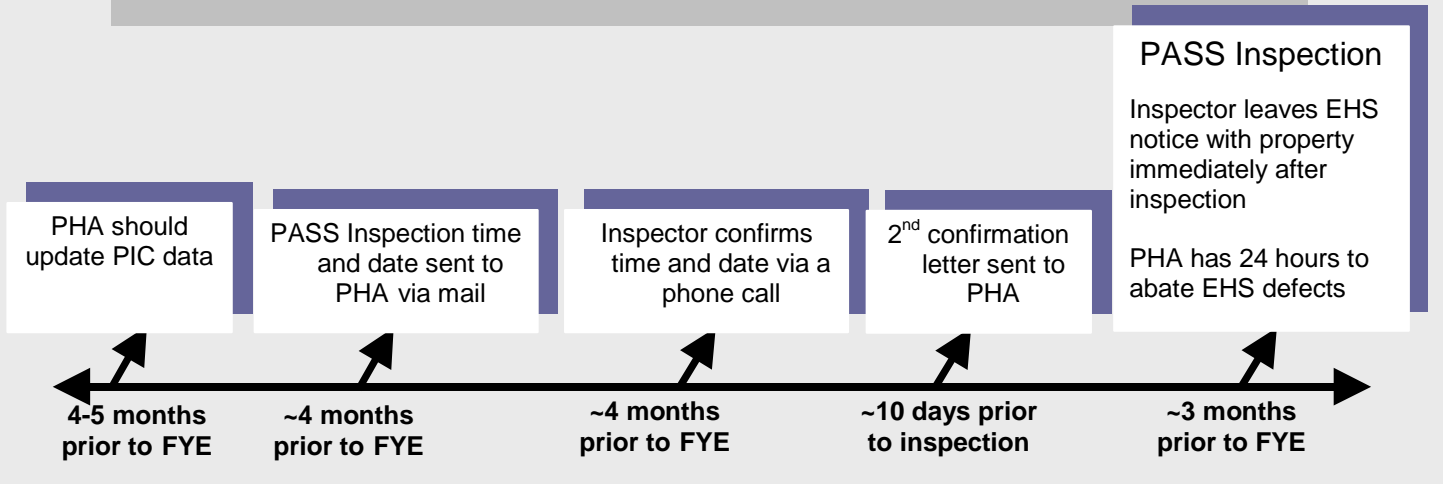
PHYSICAL EDUCATION CLASS

ARE YOU READY FOR REAC?



The Physical Assessment Subsystem (PASS) score is a major component of your Agency's overall Public Housing Assessment System (PHAS) performance. PASS inspections are conducted by the Real Estate Assessment Center (REAC). In this issue we highlight the PASS timeline and provide resources for improving PASS performance.

PASS Readiness Timeline



How can I improve my PASS Score?

Add these resources to your toolbox!

Visit the REAC Home Page at <http://www.hud.gov/offices/reac/index.cfm>

For UPCS Inspection Training e-mail the Inspection Training Team at REAC_PASS_Training@HUD.gov

View a Powerpoint Presentation providing a PASS Physical Inspection Overview at <http://www.hud.gov/offices/reac/products/PDFs/PASS.ppt>

Learn more about the PASS Scoring Process by visiting http://www.hud.gov/offices/reac/products/phas/PDFs/pass_scoring62800.pdf

For information of EHS Abatement Procedures and Requirements, visit <http://www.hud.gov/offices/reac/products/pass/ehs.cfm>

Visit the Public Housing Assessment System (PHAS) homepage at: <http://www.hud.gov/offices/reac/products/prodphas.cfm>

The REAC Technical Assistance Center (TAC) is available at 1-888-245-4860 (7 a.m. to 8:30 p.m. EST).



Reminder: An **Energy Audit** is required for each development of PHA owned Low-Income Public Housing. Please refer to 24 CFR 965.302. The local HUD Field Office does not need a copy of the audit results, but may request to view the items while conducting on-site PHA office visits.

Recently Published

For a complete list of Federal Register and Notices published, please visit HUD Clips at <http://www.hudclips.org/cgi/index.cgi>

Federal Register

- 05/25/2006 Notice of HUD's Fiscal Year (FY) 2006 Notice of Funding Availability, Policy Requirements and General Section to SuperNOFA for HUD's Discretionary Grant Programs; Correction
- 06/02/2006 Final Fair Market Rents for the Housing Choice Voucher Program and Moderate Rehabilitation Single Room Occupancy Program for Fiscal Year 2006; Additional Revision
- 06/15/2006 Proposed Fair Market Rents for the Housing Choice Voucher Program and Moderate Rehabilitation Single Room Occupancy Program; FY 2007
- 07/17/2006 Public Housing Assessment System; Financial Condition Scoring Process

PIH Notices

- PIH 2006-18 Fiscal Year 2006 Capital Fund Grants Processing Notice
- PIH 2006-21 Reinstatement – Notice PIH 2005- (HA) New Freedom Initiative, Executive Order 13217: “Community-Based alternatives for Individuals with Disabilities,” and the Housing Choice Voucher Program
- PIH 2006-22 Public Housing Development Cost Limits
- PIH 2006-23 Implementation of the Violence Against Women and Justice Department Reauthorization Act 2005
- PIH 2006-24 Revised Reporting Requirements and Sanctions Policy for the Family Report Form HUD-50058 to the Office of Public and Indian Housing (PIH) Information Center (PIC)
- PIH 2006-25 Extension – Housing Choice Voucher Portability Procedures & Corrective Actions, Revision of Family Portability, Form HUD-52665
- PIH 2006-26 Extension – HCV– Enhanced Vouchers – Adjustment of Voucher Housing Assistance Payments for Certain Families that Received “Preservation” Voucher Assistance as the Result of an Owner Prepayment or Voluntary Termination of Mortgage Insurance for a Preservation Eligible Property in Federal Fiscal Year (FY) 1997, FY 1998 and FY 1999
- PIH-2006-27 Reinstatement – Homeless Initiative in Public Housing and Housing Choice Voucher Program
- PIH-2006-29 Disaster Voucher Program (DVP) Supplemental Guidance: Voucher Program Fungibility Issues Associated with Combining Voucher and Public Housing Funding During Calendar Year 2006

E-Memos

- 05/25/2006 Changes in Staff and Assignments- Seattle Public Housing Hub
- 06/05/2006 Public Housing- Preparing for Asset Management- Planning Document
- 06/06/2006 Registration for Calculation and Submission of Public Housing Operating Subsidy Training
- 06/07/2006 Free Web Clinics for HUD Partners
- 06/21/2006 Family Self-Sufficiency (FSS) Coordinators Meeting/Workshop
- 07/14/2006 Stop Loss Submission Kit
- 07/18/2006 Subsidy and Grants Information System (SAGIS) (formerly known as Resource Allocation)
- 07/21/2006 Public Housing Operating Fund Interim Obligation Letters
- 07/21/2006 Housing Choice Voucher (HCV) Homeownership Program Guide
- 08/16/2006 Uniform Relocation Act (URA) Training and Roundtable, 9am, August 30th, 2006, HUD Seattle

Important Upcoming Quarter II Dates

!!! Please Note: All dates subject to change. Please refer to the appropriate program area website for the most current information and complete list of forms due!!!

FYE 3/31 PHAs

10/15/2006 9/30 Occupancy Report (HUD-51234) submit in PIC

FYE 6/30 PHAs

8/15/2006 Year-End Settlement Statement (HUD-52681) submit to FMC (60 calendar days after FYE- Section 8). Ensure data matches information in VMS.

8/16/2006 PFS, Year End PFS Forms, and SORE mailed to field office

8/29/2006 SEMAP Submission due in PIC (60 days after FYE)

8/31/2006 MASS Submission due to REAC

8/31/2006 Unaudited FASS for FYE 6/30/2006 submission due to REAC

8/31/2006 (Late August) PHA certifies Follow-up Plan in RASS. Please see RASS Business Calendar at http://www.hud.gov/offices/reac/products/rass/business_calendar.cfm

FYE 9/30 PHAs

8/31/2006 (Late August) PHA certifies address in RASS. Please see RASS Business Calendar at http://www.hud.gov/offices/reac/products/rass/business_calendar.cfm

8/31/2006 (Late August) PHA certifies Implementation Plan in RASS. Please see RASS Business Calendar at http://www.hud.gov/offices/reac/products/rass/business_calendar.cfm

FYE 12/31 PHAs

9/30/2006 Audited FASS for FYE 12/31/2005 submission due to REAC

9/30/2006 PFS forms due to Field Office.

9/30/2006 One Copy of IPA Audit due to Field Office with Management letter, Corrective Action Plan, and other relevant written communications as applicable for FYE 12/31/2005. See PIH Notice 2002-4.

10/1/2006 90 days prior to FYB, submit complete budget (HUD-52673, 52672, 52663) for Mod Rehab, SRO, HOPE VI, Mainstream (DV code-5 year increments), to FMC representative.

10/18/2006 PHA Plan submission. CFP Program Performance and Evaluation Reports must be included in PHA Plan.

All PHAs

7/31/2006 ROSS Financial Status Report (HUD-269A) and Semi-Annual Program Report submitted to field office

7/31/2006 EIV User Administrators must re-certify all existing EIV users for your housing authority.

8/30/2006 Payment of Annual Contribution and Operating Statement (HUD-52681B) May, June, and July data due end of August in VMS (Section 8). *Exact date TBA. Please check VMS website.*

9/15/2006 Operating Subsidy forms HUD-52723 and HUD-52722 are due to the field office.

Every Month CFP obligated/expended data is submitted through eLOCCS. CFP work completion activities where pre-audit is required, are reminded to submit AMCC to Field Office.

Every Month Send complete copy of renewal Moderate Rehabilitation program HAP contracts with owners to FMC representative. Please include Attachment A. Contracts needed to request renewal funds and to release payments.

Quarterly VMS data collection (HUD 52681B submitted electronically). **Ensure data is submitted timely and accurately.** Failure to report timely could result in loss of Administrative fees. *Please check VMS website for exact submission dates.*

Reminder: Please continue to submit Year-End Settlement Statement (HUD-52681) for Section 8 Mod Rehab, SROs, and Mainstream (DV) vouchers **ONLY**. Submit to FMC (60 calendar days after FYE).